

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address  
Including suburb and  
postcode

8 Palm Beach Crescent, Mount Waverley, VIC 3149

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

or range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$ 1,604,448

Property type

House

Suburb

MOUNT WAVERLEY

Period - From

26/03/2024

to

25/09/2024

Source

core\_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	2 Melanie Court Mount Waverley Vic 3149	\$1,278,000	2024-09-07
2	35 Talbot Road Mount Waverley Vic 3149	\$1,355,000	2024-09-21
3	6 Leumear Street Oakleigh East Vic 3166	\$1,200,000	2024-09-12

This Statement of Information was prepared on:

26/09/2024